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# Temptation comes in many forms...



Boxmoor

OFFERS IN EXCESS OF £550,000

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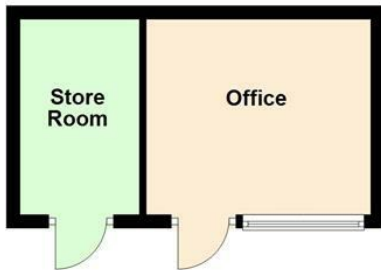
Sterling are delighted to present this well located, three-bedroom semi-detached property to the market. Located in the highly desirable central Boxmoor, this family home is set at the end of a quiet cul-de-sac. Out front are two private parking spaces. The house, which is less than ten years old, has two main living spaces, three good-sized bedrooms and is modern throughout. It also benefits from the recent installation of a garden office with adjoining shed store.



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## Ground Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



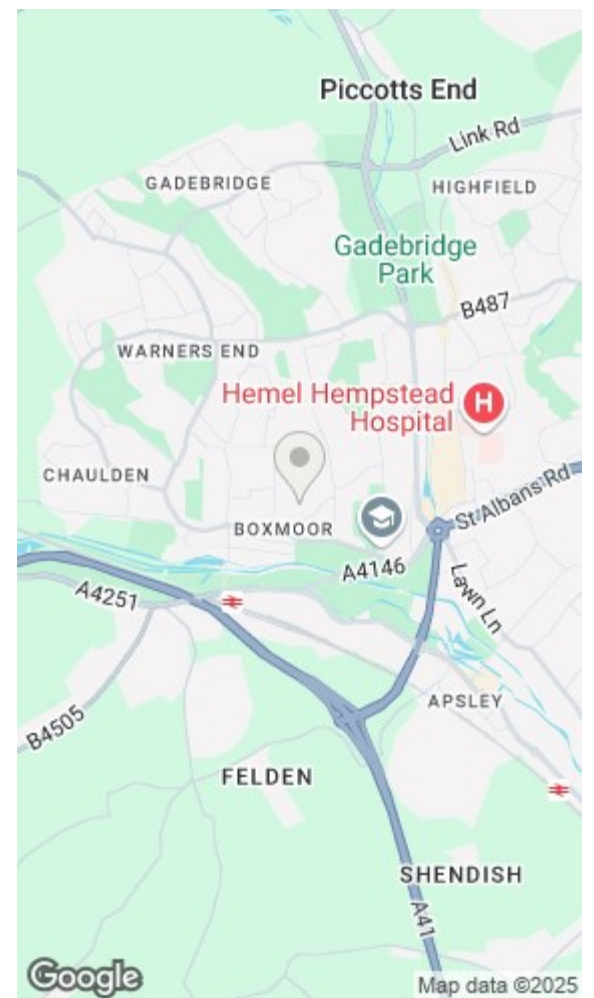
## First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 99.4 sq. metres (1070.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



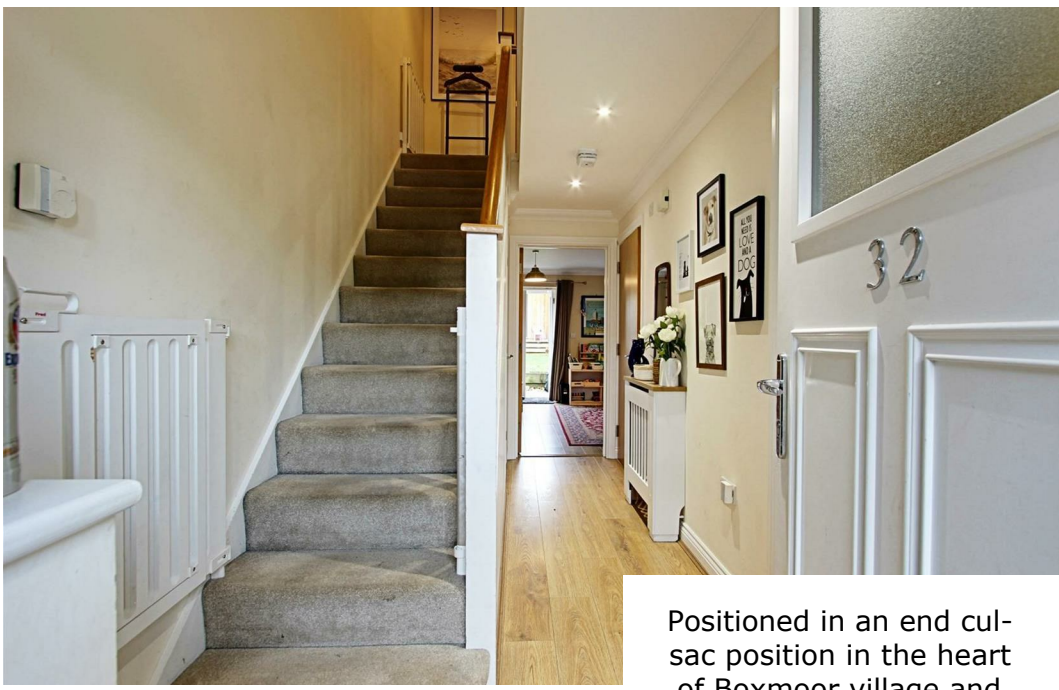
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	91		

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC





Positioned in an end cul-sac position in the heart of Boxmoor village and within walking distance to the High Street & Station.



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**Ground Floor**  
A storm porch welcomes you through the front door into a spacious entrance hall. Stairs rise to the first floor and, underneath, is a newly installed storage cupboard and a number of soft-close concealed shoe storage spaces. Doors open to all rooms, including the useful ground floor cloakroom which is fitted with a white two-piece suite to include wash basin and wc with concealed cistern. It also houses the gas fired boiler. The kitchen/ diner has a bay window to the front and is fitted with a comprehensive range of high gloss base and eye level units including a number of integrated appliances. Dominating the rear of the property is the living room which boasts a bespoke media wall extending the width of the room. It has space for wall mounted wide screen TV and includes a number of low level cabinets, a variety of shelving and an integrated wine rack.

**First Floor**  
The landing area has doors opening to all the bedrooms, a family bathroom and a cupboard housing the hot water tank. The principal bedroom is positioned at the rear of the property and has integrated wardrobes either side of a door which opens into an ensuite shower room which is also fitted with a wash basin, wc and heated towel rail. The third bedroom is at the rear, while the second bedroom and the bathroom overlook the front. The family bathroom is fitted with a white three-piece suite to include a panelled bath with shower and screen over.

**Outside**  
There are two parking spaces to the front of the house and a mature border that extends down the side of the parking and alongside the front of the property. A pedestrian gate to the side provides access to the rear garden - which is also accessed via the living room. In the rear garden is a patio area and grass lawn. The garden office is accessed via a pathway through the lawn. It is currently set up for dual workers and also boasts a bar area - but could be repurposed for a number of uses such as a home gym or a general hobby room.

#### The Location

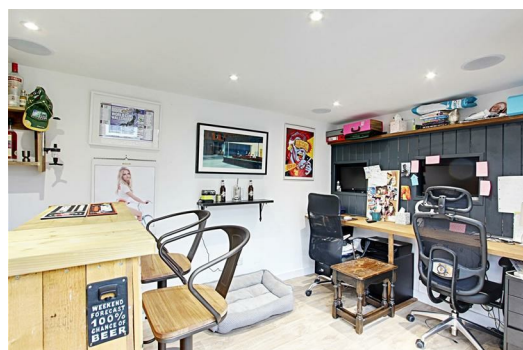
Boxmoor village is close to the mainline train station which serves London Euston in a little under 30 minutes proving a popular location for commuters. Boxmoor was mainly constructed in the nineteenth century. However, over the last 20 years pockets of executive and family housing have been built giving the village a variety of different properties to choose from. This area of Hemel Hempstead derived its name from the famous Box tree and the moors which are still evident as you wander through the village today. Another attractive feature of Boxmoor is the historic Grand Union Canal which winds its way through the moors on the southern side of the village providing picturesque walks. Excellent schooling is available nearby, including Boxmoor primary school, Lockers Park, Abbot's Hill, Westbrook Hay, The Hemel Hempstead School, St Rose's Roman Catholic Infants', John F Kennedy Catholic School and the well regarded South Hill Primary School.

#### Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Without the above information we are unable to progress any offers.



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